

**ORDINANCE NO. 3992**

**AN ORDINANCE APPROVING MASTER PLAN 2005 FOR ST. MARY'S HOSPITAL  
AND ENVIRONS LOCATED AT 2635 NORTH 7<sup>th</sup> STREET  
AND RE-ESTABLISHING STANDARDS FOR THE PLANNED DEVELOPMENT (PD)  
ZONE DISTRICT FOR PROPERTY OWNED BY  
ST. MARY'S HOSPITAL**

**RECITALS.**

St. Mary's Hospital has submitted to the City, Master Plan 2005 for the development of the hospital and the lands near to it that are dedicated to the provision of patient services.

Master Plan 2005 details the construction of the Century Project, a 12-story 440,000 sq. ft. hospital building addition and associated remodeling and ancillary development that are tied to the Century Project for the betterment of the hospital and community.

The Institutional and Civic Facility Master Plan process as defined in Section 2.20 of the Zoning and Development Code provides an opportunity for the early review of major institutional and civic facilities that provide a needed service to the community. In accordance with this section of the Code, Master Plans such as that advanced by St. Mary's are now specifically encouraged and recognized as important planning tools. In this case the adopted plan as it is amended over time will be a guiding document on which both the community and the hospital can rely for many years to come.

In 2006, St. Mary's Hospital is celebrating 110 years of serving the health and medical needs of area residents and visitors. St. Mary's Hospital currently owns and consists of numerous properties that make up a total 53 acres. Not all properties that St. Mary's owns are currently zoned PD, Planned Development. This PD Ordinance is only in effect for properties owned by St. Mary's Hospital that are currently zoned PD, Planned Development.

This PD Ordinance will re-establish the default zoning district, B-1, Neighborhood Business, including uses and deviations from the bulk standards.

Adoption of this Ordinance will supersede Ordinance No. 3888.

On the 24<sup>th</sup> day of October, 2006, the Grand Junction Planning Commission reviewed the planning staff's recommendation and determined that Master Plan 2005 for St. Mary's Hospital and its environs complies with the provisions of the Growth Plan, Section 2.20 of the Zoning and Development Code, and other applicable legal requirements. After due consideration, the Planning Commission forwarded a recommendation to City Council to adopt Master Plan 2005 and PD Ordinance. The City Council finds that the request meets the goals and policies set forth in the Growth Plan and the requirements of the Zoning and Development Code.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:** Master Plan 2005 for St. Mary's Hospital is approved and

more particularly described in Community Development Department file ICM-2006-005. That the properties owned by St. Mary's Hospital that are currently zoned PD, Planned Development shall be consistent with the adopted Master Plan 2005 for St. Mary's Hospital and shall be subject to the following:

Allowed Uses:

Restricted to the uses allowed in the B-1 zone district with the following modification:

Hospital would be an Allowed use and not subject to a Conditional Use Permit.

Deviations from Bulk Standards:

Shall meet the bulk standards of the B-1 zone district with the following modifications:

1. Maximum Height shall not exceed 245'.
2. A Conditional Use Permit will not be required for buildings that exceed 30,000 sq. ft.

The underlying default zone shall be Neighborhood Business (B-1) with modifications to be approved with Preliminary Plans. Preliminary and Final Plans will be approved in accordance with Master Plan 2005 for St. Mary's Hospital.

Master Plan 2005 for St. Mary's Hospital shall be and remain valid to and through the year 2011.

All phases of the project shall be in conformance with the approved Master Plan 2005.

**INTRODUCED** on first reading on the 1<sup>st</sup> day of November, 2006 and ordered published.

**ADOPTED** on second reading this 15<sup>th</sup> day of November, 2006

ATTEST:

/s/: James J. Doody  
President of Council

/s/: Juanita Peterson  
Deputy City Clerk